

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the seventeenth day of March 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting #5
March 17, 2004

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held March 17, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:33 PM. Motion was made by Steven Socha to approve the minutes from the March 3, 2004 Planning Board Meeting. Motion seconded by Melvin Szymanski and unanimously carried

Administrative: Planning Board Library - Chair Keysa told the Planning Board members that the books that were ordered for the Planning Board Library have arrived. Member Rebecca Anderson volunteered to make space for these books in the Town Hall Conference Room.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW - SAMUEL, SON & COMPANY, NORTH SIDE OF WALDEN AVENUE EAST OF PAVEMENT ROAD. PROJECT NO. 0502. PROPOSED 2,500 SQ. FT. OFFICE ADDITION. CONTACT PERSON AL BROMLEY.

Al Bromley and James Stromecki of Stromecki Engineering presented to the Planning Board the site plan for the proposed 2,500 sq. ft. office addition at 4334 Walden Avenue. The proposed addition will be used for five offices, a ladies' washroom and open space to accommodate 5 to 7 re-locating employees. The plan also shows 10 additional parking spaces. Town Engineer Robert Labenski had no concerns with the stormwater detention.

DETERMINATION

Based on the information provided to the Planning Board, Melvin Szymanski made a motion to recommend approval of the site plan to the Town Board. Motion seconded by Lawrence Korzeniewski and unanimously carried.

SITE PLAN REVIEW - HUNT REAL ESTATE OFFICE, SOUTH SIDE OF COMO PARK BLVD., WEST OF PENORA ST. PROJECT NO. 4487. PROPOSED 5,000 SQ. FT. COMMERCIAL REAL ESTATE OFFICE. CONTACT PERSON : H. CHRISTOPHER STRENG.

H. Christopher Streng presented to the Planning Board the site plan review for the proposed 5,000 sq. ft. commercial real estate office on the south side of Como Park Blvd, west of Penora St. Mr. Streng told the Planning board that the building will be a woodframe with brick and vinyl. All utilities will be underground. The trees on the easements and at the edge of the property will remain as a buffer. There will be no light poles in the parking lot. A sign will be on the building. Although the site plan shows an enclosed dumpster, there was some discussion regarding the amount of trash that will be generated and whether a dumpster is necessary. Mr. Streng said that he will look into whether curb service with recycling will be sufficient.

DETERMINATION

Based on the information provided to the Planning Board, Michael Myszka made a motion to recommend approval of the site plan to the Town Board. Motion seconded by John Gober and unanimously carried.

SITE PLAN REVIEW - TOWN LINE VOLUNTEER FIRE DEPARTMENT, INC., EAST SIDE OF CEMETERY ROAD, NORTH SIDE OF BROADWAY. PROJECT CO. 6300. PROPOSED 1,600 SQ. FT. SINGLE-STORY PRE-ENGINEERED METAL BUILDING ADDITION. CONTACT PERSON: H. CHRISTOPHER STRENG.

H. Christopher Streng presented to the Planning Board the site plan for the proposed 1,600 sq. ft. single-story pre-engineered metal building addition. Mr. Streng stated that the addition will be 40 ft. X 40 ft. and will be added to the back of the existing masonry structure. After a brief discussion regarding the elevation of the proposed building site, the Planning Board told Mr. Streng that a final finished floor elevation must be provided to the Town Building Inspector. Chair Keysa asked Mr. Streng if he was aware of the future plan regarding the widening of Cemetery Road. Mr. Streng indicated that he was not aware of the future widening. Chair Keysa told Mr. Streng that if he has any questions regarding the future widening of Cemetery Road, he should contact Dale Larson, liaison to the Erie County Highway Department.

DETERMINATION

Based on the information presented to the Planning Board, Rebecca Anderson made a motion to recommend approval of the site plan to the Town Board with the condition that a final finished floor elevation be provided to the Town Building Inspector. Motion seconded by Michael Myszka and unanimously carried.

SITE PLAN REVIEW - TIM HORTON'S RESTAURANT, 1645 SQ. FT. BUILDING, NORTH SIDE OF GENESEE STREET/EAST SIDE OF HARRIS HILL ROAD AT INTERSECTION OF GENESEE STREET AND HARRIS HILL ROAD. PROJECT NO. 9922. CONTACT PERSON: NEAL KOCHIS.

Louis Terragoli, Director of Real Estate for Tim Horton's Restaurants presented to the Planning Board the site plan for the proposed 1,645 sq. ft. Tim Horton's Restaurant at the northeast corner of Genesee St. and Harris Hill Rd. The building will be identical to the Tim Horton's Restaurant on Walden Ave. near Central Ave. The plan shows a 24-car parking area, a drive-thru lane that will stack 19 cars, and ingress/egress on both Genesee St. and Harris Hill Rd with a no left turn restriction onto Harris Hill Rd. Mr. Terragoli told the Planning Board that the 6 ft. fence along the north end of the property will begin 30 ft. from Harris Hill Rd and run the remainder of the width of the property. The fence will require a variance from the Zoning Board of Appeals. According to the site plan, the building will be setback 30 ft. from Harris Hill Rd. Variances will be required from the ZBA for the setback on Harris Hill Rd. and the sideyard from the east end of the property. Since this parcel is less than one acre, a variance will also be required for the lot size. Mr. Terragoli stated that the site plan shows that 11 plantings have been added to the landscaping at the northwest corner for screening. The Planning Board requested that low plantings be added to the landscaping along the west side to buffer headlights but not visually impair sight from the adjacent driveway. Drainage - Town Engineer Robert Labenski told the Planning Board that there will be on-site detention and stormwater regulations have been met. Mr Terragoli also told the Planning Board that application has been made to Erie County for curb cut approval.

DETERMINATION

Based on the information presented to the Planning Board, John Gober made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. Variance required for 30 ft. setback on Harris Hill Rd., 2. Sideyard variance required for east end of property, 3. Lot size variance required, 4. Variance required for 6 ft. fence along part of north line, 5. Low plantings to be added to landscaping along west side of property. Motion seconded by Lawrence Korzeniewski and duly carried by a vote of 6 ayes and no nays with Steven Socha abstaining because he has a business acquaintance who owns several Tim Horton's Restaurants.

OTHER BUSINESS -

Wehrle Commons - Chair Keysa referred to communication 3-17-09 from Christine Czajka to Building Inspector Jeffrey Simme regarding altering location of parking and detention basins south of the existing buildings at Wehrle Commons, 2801 - 2829 Wehrle Dr. The alteration would split the detention basin and balance the parking. The number of parking spaces would remain the same. After a brief discussion, Melvin Szymanski made a motion to recommend approval of the modification of the previously approved site plan to the Town Board. Motion seconded by Michael Myszka and unanimously carried.

Informational Item - William Schutt, Wm. Schutt Engineering, presented to the Planning Board the proposed plan for a Tim Horton's Restaurant at the intersection of Transit Rd. and Freeman Dr. Mr. Schutt explained the two options for the location of this intersection as part of the reconstruction of Transit Rd. The location of the intersection will most likely be driven by the impact on the Amherst side of Transit Rd. The Planning Board indicated that either option is agreeable. Town Engineer Robert Labenski said that arrangements for a presentation of the Transit Road reconstruction project to the Town Board have not yet been made. Chair Keysa asked that the arrangements be made for a time preferably when the Planning Board can attend.

At 8:37 PM a motion was made by Steven Socha to adjourn the meeting in memory of Helen Mazur, a former Lancaster teacher and mother of Depew Village Trustee David Mazur. Motion was seconded by Lawrence Korzeniewski and unanimously carried.